08/11/2017 08:45 PM

Price - List

Price - Closed

Date - Closed



Page 1 of 2 \$165,900

\$162,000

8/4/2017

Residential / Single Family 4634483 Closed

182 Sodom Road Unit/Lot #: NH 03254 **Tuftonboro**

Year Built	1975	Rooms - Total	5
Style	Cape	Bedrooms - Total	2
		Baths - Total	1
Color		Baths - Full	1
Total Stories	2	Baths - 3/4	0
Zoning	LDR-Low Density RES	Baths - 1/2	0
Taxes TBD	N	Baths - 1/4	0
Gross Taxes/Year	\$1,610.00 / 2016	SqFt-Tot Finished	936
Lot Acres/SqFt	5.00 / 217,800	DOM	14

Directions Take route 25 east to Route 109 headed toward Wolfeboro. Stay left at the fork onto Route 171. Approximately 2 1/2 miles on the right, take Sodom Rd to #182.

Cute 2 bedroom with 1 full bath situated on 5 beautiful acres in the low property tax town of Tuftonboro. Semi finished 2nd floor with potential for 2nd full bath and two more bedrooms. Open and wooded yard. Home needs some TLC.

STRUCTURE

Footprint Construction Status SqFt-Apx Fin AG/Source 936 / Municipal Existing / Municipal Construction Wood Frame SqFt-Apx Fin BG/Source 0 **Foundation** Concrete SqFt-Apx Unfn AG/Source 234 / Municipal **Exterior** Vinyl 936 / Municipal SqFt-Apx Unfn BG/Source Roof Shingle - Fiberglass SqFt-Apx Tot Below Grade 936 Basement/Access Type Yes / Walk-up **SqFt-Apx Total Finished Basement Description** Bulkhead, Concrete, Full SqFt-Apx Total 2,106 Mobile Make/Model Garage/Capacity **Mobile Serial Number** No **Garage Type Mobile Anchor Units Per Building Garage Description**

ROOM TYPE	DIMENSIONS	LEVEL	ROOM TYPE	DIMENSIONS	LEVEL
Kitchen	10x12	1			
Dining Room	10x10	1			
Living Room	12x15	1			
Master Bedroom	10x12	1			
Bedroom	8x10	1			

UTILITIES

Services

Heating Baseboard, Hot Water

Heat Fuel Oil Cooling None

Water Drilled Well, Private

Sewer 1250 Gallon, Concrete, Leach Field, Private

Electric 100 Amp, Circuit Breaker(s) **Management Co/Phone**

Fuel Company Phone Company Cable Company Electric Company

LOT / LOCATION Page 2 of 2

NH-Carroll Devel/Subdiv **ROW-Parcel Access** County **Water Body Access School - District ROW-Length/Width** 1

Water Body Type School - Elementary ROW to other Parcel

Paved, Public **Water Body Name** School - Middle/Jr Roads **Water Frontage Lngth** School - High Road Front/Length Yes / 245 **Water Restrictions Mobile Park Name** Surveyed/By Unknown

Condo Ltd Comm Area Condo Name Owned Land Common Land Acres Building # **Units Per Building**

Suitable Lot Country Setting, Mountain View, Open, Secluded, Area **Desc** Wooded Use Desc

FEATURES

Features - Interior Fireplace - Wood, Hearth, Kitchen/Dining, Laundry Features - Exterior Deck, Fence - Partial, Garden Space Hook-ups

Driveway Gravel Parking Driveway Flooring Hardwood, Vinyl

Appliances Exhaust Hood, Range - Electric, Refrigerator, Stove - Electric Features - Accessibility 1st Floor Bedroom, 1st Floor Full Bathroom

Water Heater Off Boiler, Oil

Green Verification Progrm Green Verification Rating/Metric 1 **Green Verification Body Green Verification New Construction**

Green Verification Status/Year Green Verification URL

PUBLIC RECORDS Deed - Recorded Type Deeds - Total Deed Book/Page 2158 / 0719 Warranty

Block 00 Lot 1-7 Map SPAN # **Property ID Plan Survey Number**

Assments - Special Assment Amount/Year 1 **Current Use Tax Class Tax Rate Land Gains**

DISCLOSURES

Fee/Fee Frequency Fee Includes Fee 2/Fee 2 Frequency Fee 2 Includes Fee 3/Fee 3 Frequency Fee 3 Includes **Listing Service Full Service** Sale Includes **PUD** Negotiable

Foreclsd/BankOwnd/REO No Comp Only/Type No /

Restrictions **Short Sale** No Seasonal No Mobile Co-Op **Mobile Must Move**

Mobile Park Approval Rented **Rental Amount Flood Zone** Unknown **Fasements** Unknown Resort

Covenants Unknown **Documents Available**

Possession T/F Ownrshp Amt/Type

Timeshre/Fract Ownrshp? No **Auction Date/Time Auctioneer - Responsible Auction Info**

Auctioneer License # **Financing Auctn Price Determnd By Items Excluded**

Delayed Showing/Begin Date N /

PREPARED BY

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188 North Wolfeboro Road Wolfeboro NH 03894-4522



Auction



182 Sodom Road Tuftonboro NH 03254



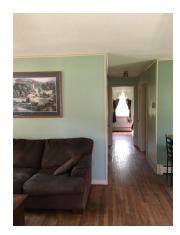














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Prep By: K A Perry Real Estate, LLC Ken Perry